

# HOUSING NOW

## Ottawa<sup>1</sup>

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2009

### New Home Market

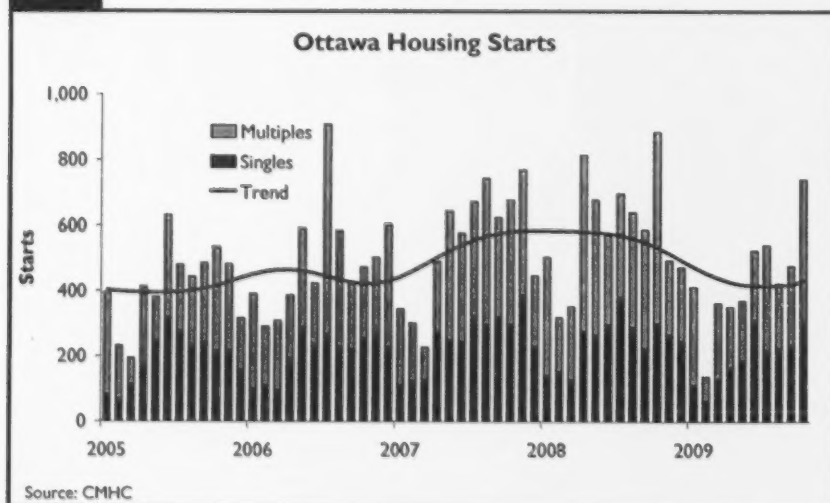
#### Tight Resale Market Driving High Ottawa Starts in October

Total housing starts in the Ottawa Census Metropolitan Area (CMA) declined from 884 units in October 2008 to 740 units this year.

The high number of starts in October led to an improvement in the year-to-date pace, even as they were compared to the highest-recorded

construction activity for October last year. The expectation of stronger spill-over demand from a historically tight resale market into new home starts finally materialized this past month. As further signs of a recovering labour market continue to emerge, households in Ottawa are clearly taking advantage of low mortgage rates to come up with renewed appetite for new homes. So far in 2009, total construction activity is just over 28 per cent below last year, largely consistent with CMHC's forecast.

Figure 1



<sup>1</sup> Ontario part of Ottawa-Gatineau CMA

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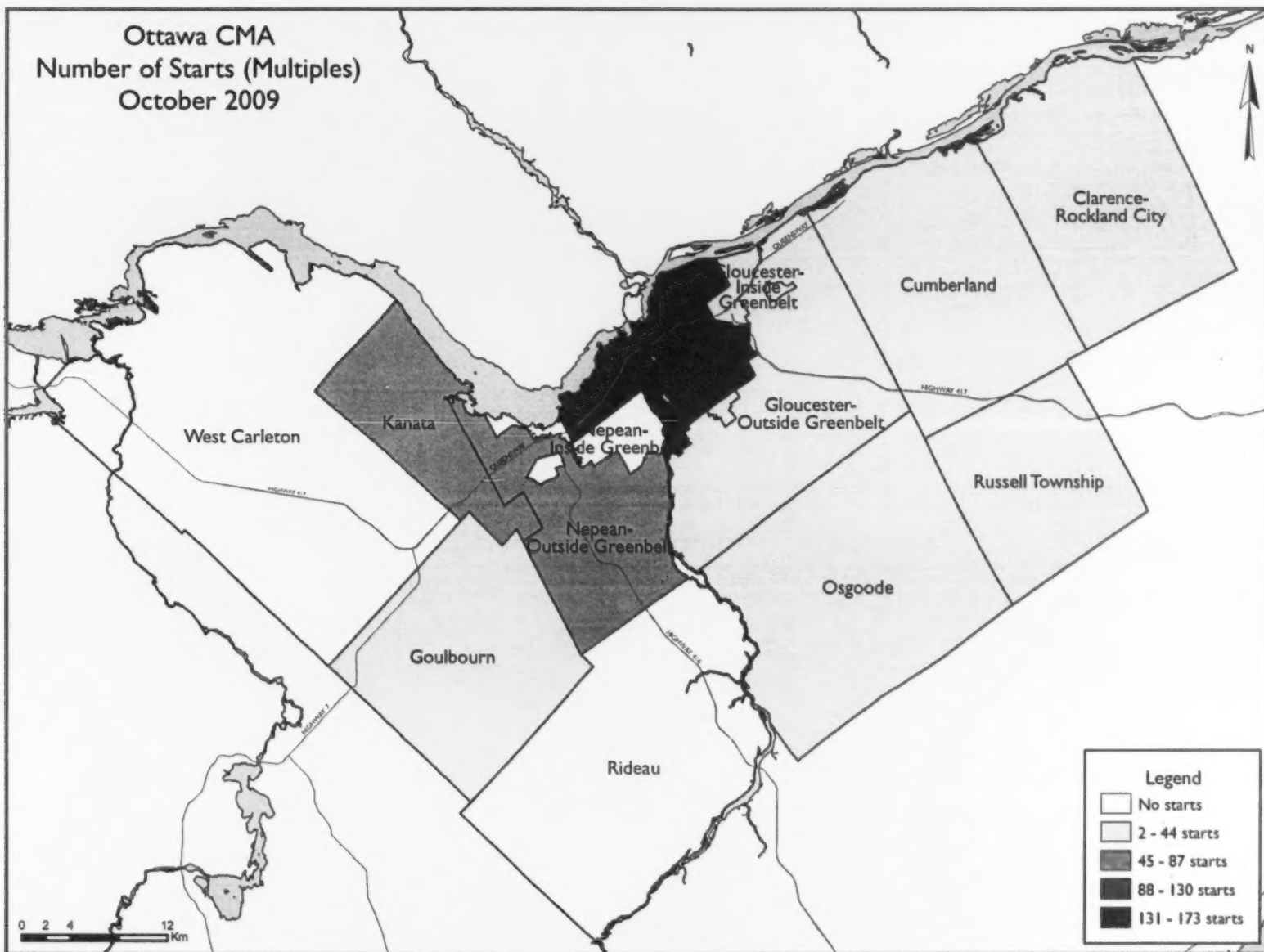


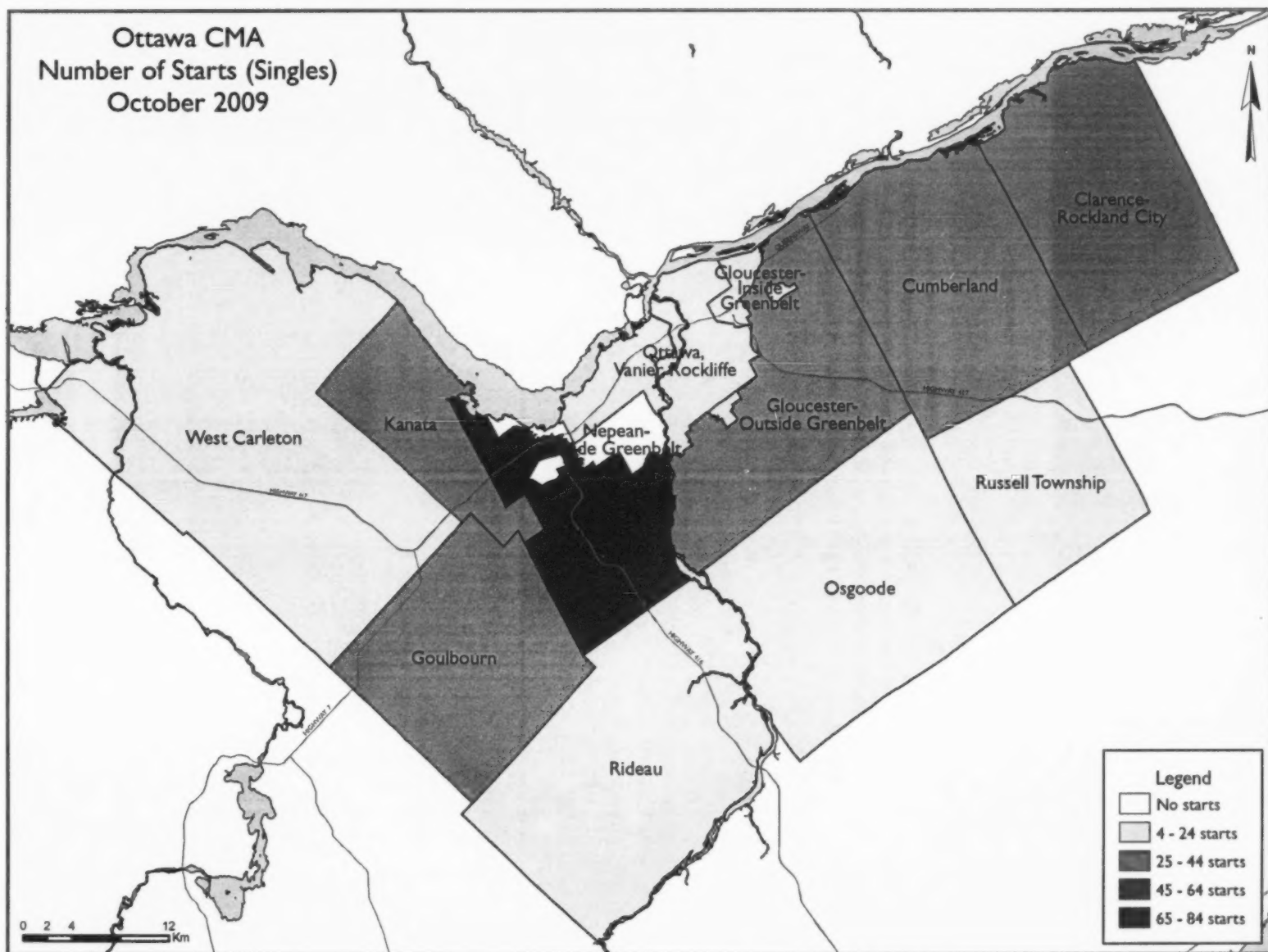
While all housing types experienced an active construction month, it was the single-detached housing segment that stood out with 40 per cent of all starts. Single-detached construction was the second highest so far this year and matched last October with 299 homes starts, which comes as another sign of a recovering market. As well, the presence of first-time buyers continued to be felt as they kept demand high for new semi-detached homes and townhomes, with 44 and 222 new units respectively. The apartment segment for its part added 175 new units for the second best month this year.

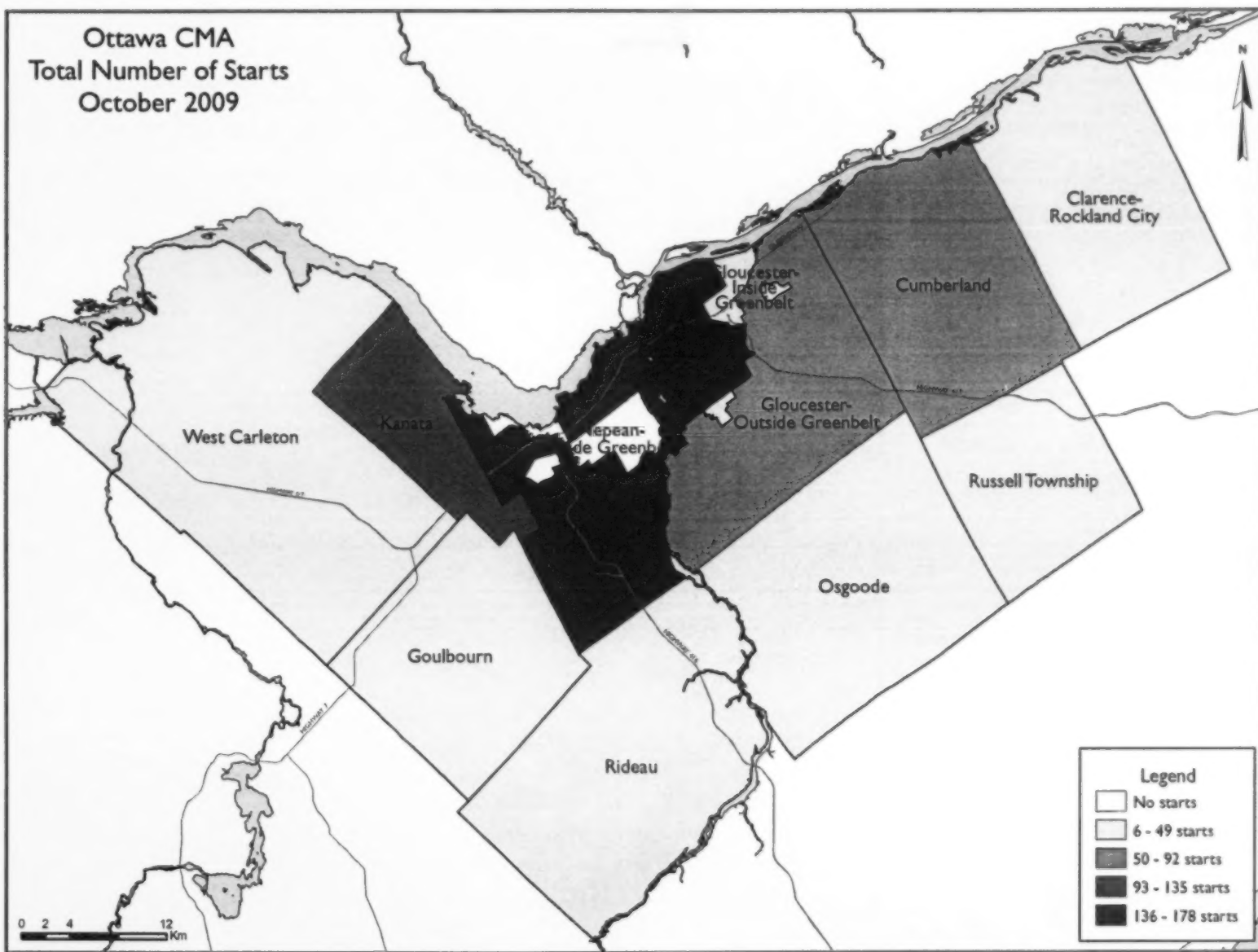
Construction broke ground strongly in the Old city of Ottawa with 178 new

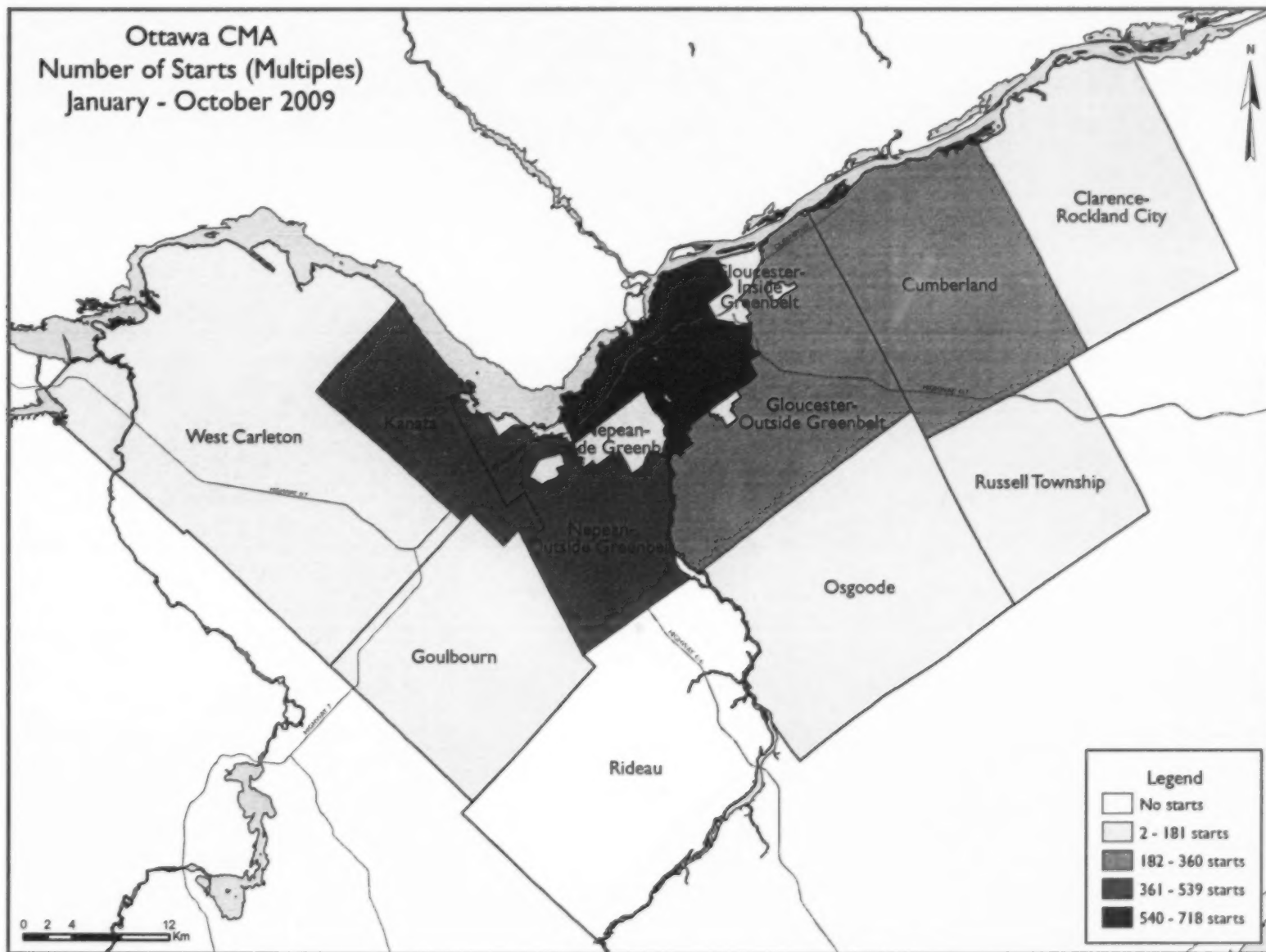
starts, 131 of which were as a result of two new condominium apartment buildings. This was nevertheless well below last year's pace for the region. For its part, the growing area of Nepean poured the foundation on 166 new homes, out of which 84 were single-detached homes and 68 townhomes. Nevertheless, only four areas saw higher starts this October. The outer city outskirts and Goulbourn were the locations of choice among repeat-buyers, with growth in starts being led by a higher share of single-detached homes. Conversely, the areas of Kanata and Gloucester were the preferred choice among most first-time buyers, with growth this month coming as a result of construction activity for the more affordable townhomes.

Year-to-date, the regional market that has kept the best pace continued to be the area in Nepean outside of the Greenbelt, up 12 per cent with 1,064 new starts, over 52 per cent of which were single-detached homes. However, due to weakness in activity inside the Greenbelt, the total for Nepean remained 12 per cent below last year's pace. The areas of Gloucester, the Old City of Ottawa, and Cumberland, which combined to almost half of all activity, sit between 20 per cent and 30 per cent below last year's pace. In sharp contrast to the weak beginning of the year, Kanata is now only 36 per cent below last year's pace. The only area that continues to show considerably weaker activity than last year is Goulbourn, which remains 60 per cent below pace.

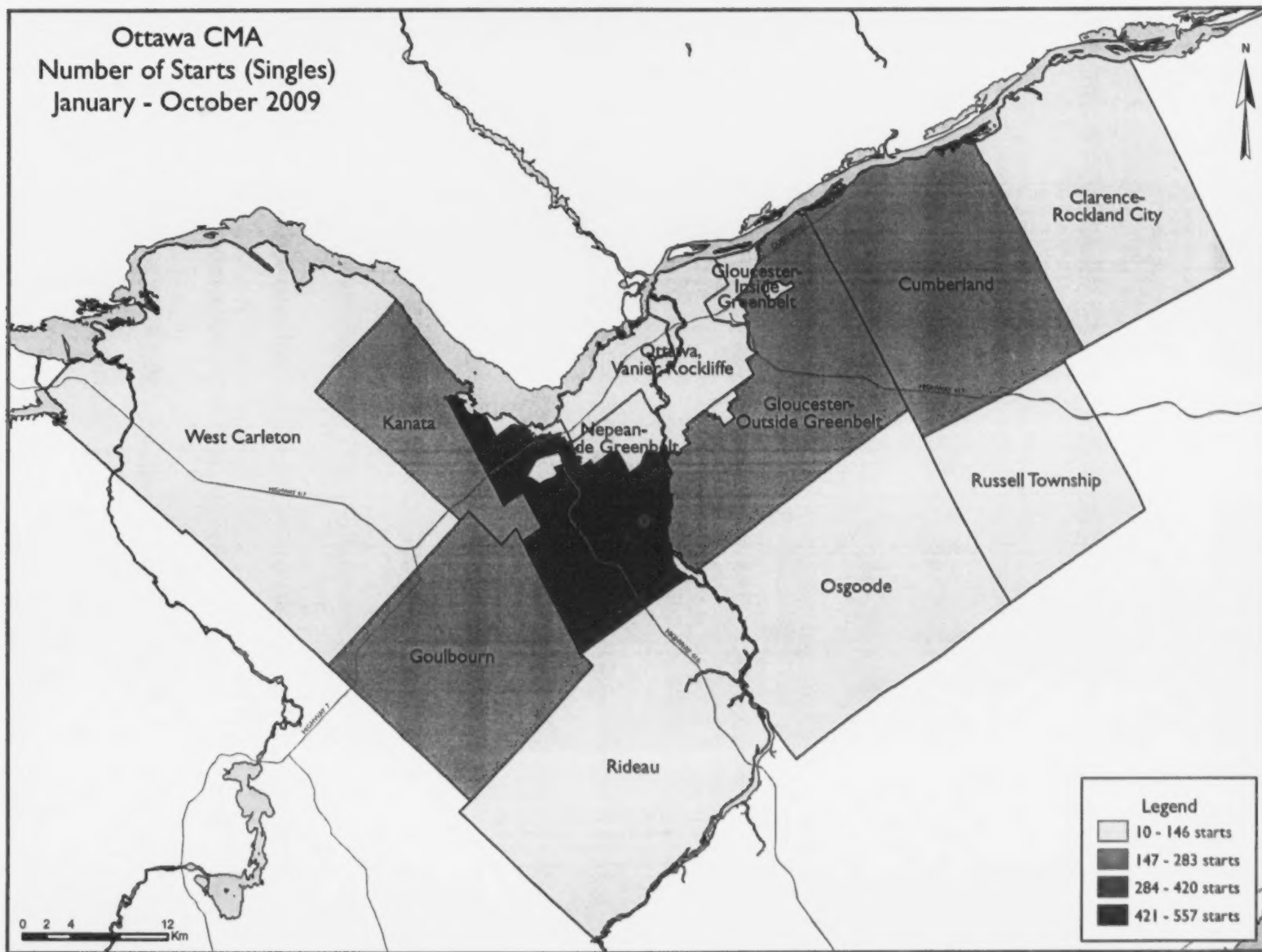


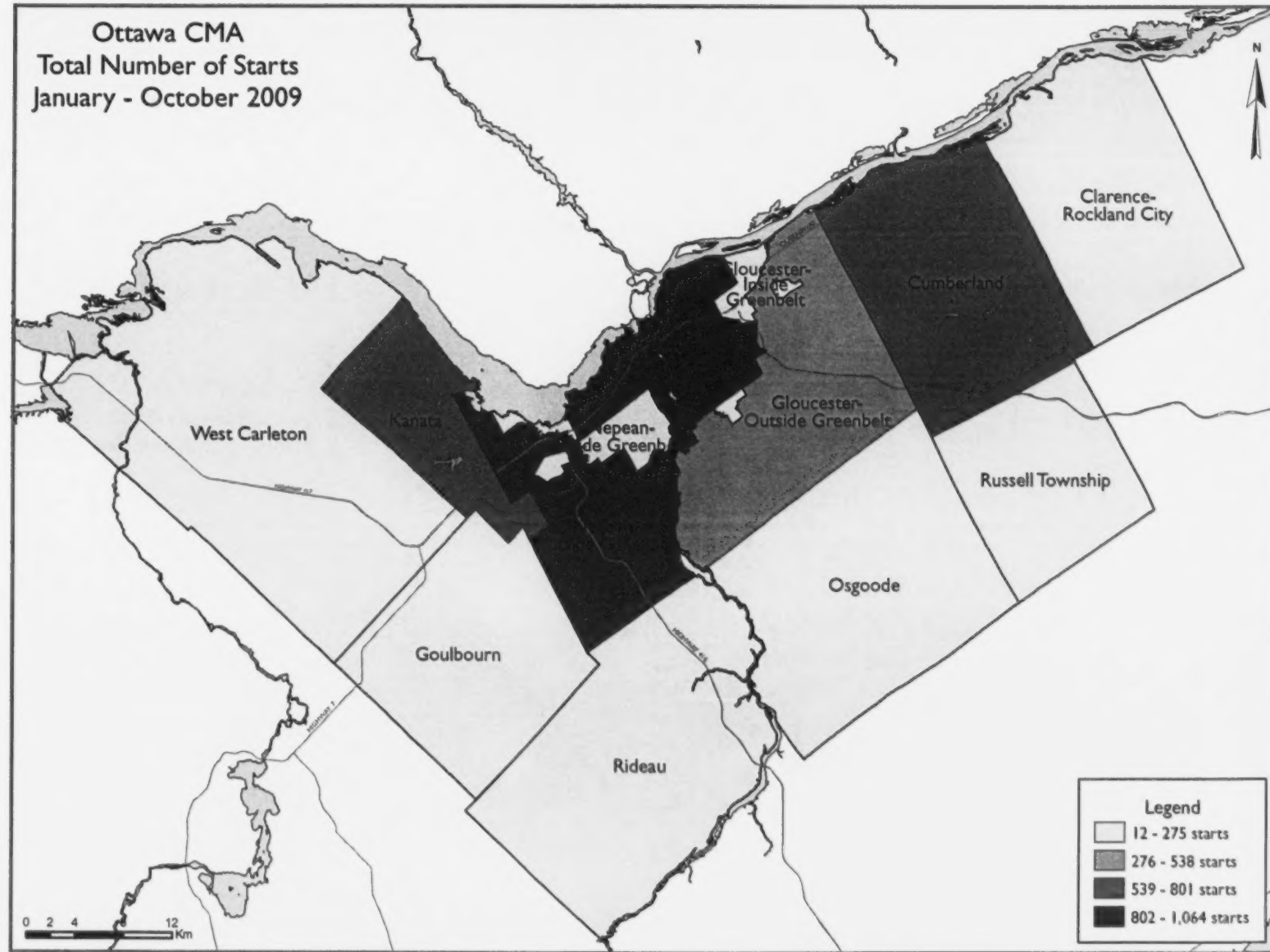














## HOUSING NOW REPORT TABLES

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- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
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- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)**  
**October 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
October 2009	299	44	226	0	0	171	0	0	740
October 2008	299	20	214	0	50	301	0	0	884
% Change	0.0	120.0	5.6	n/a	-100.0	-43.2	n/a	n/a	-16.3
Year-to-date 2009	1,940	217	1,394	0	0	683	26	65	4,325
Year-to-date 2008	2,445	162	1,888	0	60	1,336	2	142	6,035
% Change	-20.7	34.0	-26.2	n/a	-100.0	-48.9	**	-54.2	-28.3
<b>UNDER CONSTRUCTION</b>									
October 2009	1,534	186	1,227	0	18	1,804	29	78	4,876
October 2008	1,975	160	1,662	0	58	2,035	7	154	6,051
% Change	-22.3	16.3	-26.2	n/a	-69.0	-11.4	**	-49.4	-19.4
<b>COMPLETIONS</b>									
October 2009	228	30	118	0	0	68	0	137	581
October 2008	263	18	176	0	0	0	0	117	574
% Change	-13.3	66.7	-33.0	n/a	n/a	n/a	n/a	17.1	1.2
Year-to-date 2009	2,275	191	1,502	0	10	801	9	223	5,011
Year-to-date 2008	2,306	182	1,423	0	73	775	26	198	4,983
% Change	-1.3	4.9	5.6	n/a	-86.3	3.4	-65.4	12.6	0.6
<b>COMPLETED &amp; NOT ABSORBED</b>									
October 2009	22	18	102	0	1	144	1	100	388
October 2008	36	3	76	0	1	135	5	9	265
% Change	-38.9	**	34.2	n/a	0.0	6.7	-80.0	**	46.4
<b>ABSORBED</b>									
October 2009	235	30	111	0	0	73	0	59	508
October 2008	256	14	167	0	1	5	0	122	565
% Change	-8.2	114.3	-33.5	n/a	-100.0	**	n/a	-51.6	-10.1
Year-to-date 2009	2,296	183	1,483	0	10	808	12	130	4,922
Year-to-date 2008	2,315	192	1,444	0	78	865	10	131	5,035
% Change	-0.8	-4.7	2.7	n/a	-87.2	-6.6	20.0	-0.8	-2.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**October 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Ottawa City									
October 2009	256	44	214	0	0	171	0	0	685
October 2008	270	20	214	0	50	301	0	0	855
Ottawa, Vanier, Rockcliffe									
October 2009	5	12	30	0	0	131	0	0	178
October 2008	17	14	9	0	0	273	0	0	313
Nepean inside greenbelt									
October 2009	0	0	0	0	32	12	0	0	44
October 2008	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
October 2009	84	2	68	0	0	12	0	0	166
October 2008	76	2	80	0	0	16	0	0	174
Gloucester inside greenbelt									
October 2009	4	2	0	0	0	0	0	0	6
October 2008	0	0	4	0	0	0	0	0	4
Gloucester outside greenbelt									
October 2009	40	18	23	0	0	0	0	0	81
October 2008	25	0	29	0	18	0	0	0	72
Kanata									
October 2009	34	10	71	0	0	0	0	0	115
October 2008	41	0	49	0	0	0	0	0	90
Cumberland									
October 2009	30	0	9	0	0	28	0	0	67
October 2008	49	2	25	0	0	0	0	0	76
Goulbourn									
October 2009	30	0	9	0	0	0	0	0	39
October 2008	14	2	18	0	0	0	0	0	34
West Carleton									
October 2009	10	0	0	0	0	0	0	0	10
October 2008	21	0	0	0	0	0	0	0	21
Rideau									
October 2009	6	0	0	0	0	0	0	0	6
October 2008	4	0	0	0	0	0	0	0	4
Osgoode									
October 2009	13	0	4	0	0	0	0	0	17
October 2008	23	0	0	0	0	0	0	0	23
Clarence-Rockland City									
October 2009	34	0	8	0	0	0	0	0	42
October 2008	13	0	0	0	0	0	0	0	13
Russell Township									
October 2009	9	0	4	0	0	0	0	0	13
October 2008	16	0	0	0	0	0	0	0	16
Ottawa-Gatineau CMA (Ontario portion)									
October 2009	299	44	226	0	0	171	0	0	740
October 2008	299	20	214	0	50	301	0	0	884

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket  
October 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
October 2009	1,401	178	1,208	0	18	1,770	27	78	4,680
October 2008	1,822	154	1,645	0	58	1,993	7	133	5,812
Ottawa, Vanier, Rockcliffe									
October 2009	88	60	124	0	0	1,365	11	78	1,726
October 2008	98	72	126	0	0	1,317	5	0	1,618
Nepesin inside greenbelt									
October 2009	10	2	0	0	0	45	0	0	57
October 2008	8	2	62	0	32	263	0	0	367
Nepesin outside greenbelt									
October 2009	443	6	380	0	0	125	0	0	954
October 2008	336	6	350	0	0	100	0	0	792
Gloucester inside greenbelt									
October 2009	20	8	10	0	0	0	0	0	38
October 2008	19	2	59	0	0	10	0	0	90
Gloucester outside greenbelt									
October 2009	153	30	109	0	18	82	0	0	392
October 2008	182	4	186	0	18	82	2	0	474
Kanata									
October 2009	174	34	355	0	0	0	0	0	563
October 2008	320	10	344	0	0	0	0	133	807
Cumberland									
October 2009	187	16	137	0	0	153	16	0	509
October 2008	292	4	218	0	8	161	0	0	683
Goulbourn									
October 2009	132	20	72	0	0	0	0	0	224
October 2008	322	52	139	0	0	60	0	0	573
West Carleton									
October 2009	89	0	17	0	0	0	0	0	106
October 2008	115	0	161	0	0	0	0	0	276
Rideau									
October 2009	29	0	0	0	0	0	0	0	29
October 2008	33	0	0	0	0	0	0	0	33
Osgoode									
October 2009	76	2	4	0	0	0	0	0	82
October 2008	97	2	0	0	0	0	0	0	99
Clarence-Rockland City									
October 2009	95	8	15	0	0	34	2	0	154
October 2008	85	2	17	0	0	34	0	12	150
Russell Township									
October 2009	38	0	4	0	0	0	0	0	42
October 2008	68	4	0	0	0	8	0	9	89
Ottawa-Gatineau CMA (Ontario portion)									
October 2009	1,534	186	1,227	0	18	1,804	29	78	4,876
October 2008	1,975	160	1,662	0	58	2,035	7	154	6,051

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**October 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Ottawa City									
October 2009	207	28	118	0	0	68	0	133	554
October 2008	245	18	176	0	0	0	0	117	556
Ottawa, Vanier, Rockcliffe									
October 2009	9	8	0	0	0	0	0	0	17
October 2008	6	4	4	0	0	0	0	117	131
Népean inside greenbelt									
October 2009	1	0	13	0	0	0	0	0	14
October 2008	0	0	0	0	0	0	0	0	0
Népean outside greenbelt									
October 2009	83	0	17	0	0	16	0	0	116
October 2008	55	0	42	0	0	0	0	0	97
Gloucester inside greenbelt									
October 2009	2	0	4	0	0	0	0	0	6
October 2008	5	4	17	0	0	0	0	0	26
Gloucester outside greenbelt									
October 2009	32	16	31	0	0	40	0	0	119
October 2008	36	0	14	0	0	0	0	0	50
Kanata									
October 2009	13	2	18	0	0	0	0	133	166
October 2008	35	4	7	0	0	0	0	0	46
Cumberland									
October 2009	33	2	42	0	0	12	0	0	89
October 2008	55	6	71	0	0	0	0	0	132
Goulbourn									
October 2009	9	0	6	0	0	0	0	0	15
October 2008	26	0	5	0	0	0	0	0	31
West Carleton									
October 2009	9	0	0	0	0	0	0	0	9
October 2008	4	0	3	0	0	0	0	0	7
Rideau									
October 2009	4	0	0	0	0	0	0	0	4
October 2008	1	0	0	0	0	0	0	0	1
Orpère									
October 2009	13	0	0	0	0	0	0	0	13
October 2008	21	0	0	0	0	0	0	0	21
Clarence-Rockland City									
October 2009	8	0	0	0	0	0	0	0	8
October 2008	10	0	0	0	0	0	0	0	10
Russell Township									
October 2009	13	2	0	0	0	0	0	4	19
October 2008	8	0	0	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
October 2009	228	30	118	0	0	68	0	137	581
October 2008	263	18	176	0	0	0	0	117	574

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.1: Housing Activity Summary by Submarket**  
**October 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Ottawa City									
October 2009	17	17	102	0	1	132	1	100	370
October 2008	35	3	76	0	1	135	5	9	264
Ottawa, Vanier, Rockcliffe									
October 2009	0	15	5	0	0	91	0	0	111
October 2008	2	2	1	0	0	89	0	9	103
Nepean inside greenbelt									
October 2009	0	0	3	0	0	10	0	22	35
October 2008	0	0	2	0	0	20	0	0	22
Nepean outside greenbelt									
October 2009	1	0	19	0	1	10	1	0	32
October 2008	1	0	14	0	1	11	1	0	28
Gloucester inside greenbelt									
October 2009	0	0	0	0	0	7	0	0	7
October 2008	0	1	7	0	0	8	0	0	16
Gloucester outside greenbelt									
October 2009	8	0	25	0	0	14	0	0	47
October 2008	2	0	15	0	0	3	4	0	24
Kanata									
October 2009	0	2	21	0	0	0	0	78	101
October 2008	1	0	9	0	0	0	0	0	10
Cumberland									
October 2009	5	0	19	0	0	0	0	0	24
October 2008	4	0	19	0	0	1	0	0	24
Goulbourn									
October 2009	1	0	8	0	0	0	0	0	9
October 2008	3	0	7	0	0	3	0	0	13
West Carleton									
October 2009	0	0	2	0	0	0	0	0	2
October 2008	2	0	2	0	0	0	0	0	4
Rideau									
October 2009	0	0	0	0	0	0	0	0	0
October 2008	0	0	0	0	0	0	0	0	0
Osgoode									
October 2009	2	0	0	0	0	0	0	0	2
October 2008	20	0	0	0	0	0	0	0	20
Clarence-Rockland City									
October 2009	0	0	0	0	0	12	0	0	12
October 2008	0	0	0	0	0	0	0	0	0
Russell Township									
October 2009	5	1	0	0	0	0	0	0	6
October 2008	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
October 2009	22	18	102	0	1	144	1	100	388
October 2008	36	3	76	0	1	135	5	9	265

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.1: Housing Activity Summary by Submarket**  
**October 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Ottawa City									
October 2009	213	29	111	0	0	73	0	55	481
October 2008	237	14	167	0	1	5	0	122	546
Ottawa, Vanier, Rockcliffe									
October 2009	11	10	7	0	0	9	0	0	37
October 2008	6	4	4	0	0	5	0	122	141
Nepesin inside greenbelt									
October 2009	0	0	0	0	0	0	0	0	0
October 2008	1	0	13	0	0	0	0	0	14
Nepesin outside greenbelt									
October 2009	83	0	14	0	0	15	0	0	112
October 2008	54	0	41	0	0	0	0	0	95
Gloucester inside greenbelt									
October 2009	2	0	6	0	0	0	0	0	8
October 2008	5	4	17	0	0	0	0	0	26
Gloucester outside greenbelt									
October 2009	32	16	20	0	0	37	0	0	105
October 2008	38	0	8	0	0	0	0	0	46
Kanata									
October 2009	14	1	14	0	0	0	0	55	84
October 2008	35	0	8	0	0	0	0	0	43
Cumberland									
October 2009	34	2	44	0	0	12	0	0	92
October 2008	54	6	65	0	1	0	0	0	126
Goulbourn									
October 2009	9	0	6	0	0	0	0	0	15
October 2008	26	0	9	0	0	0	0	0	35
West Carleton									
October 2009	9	0	0	0	0	0	0	0	9
October 2008	4	0	2	0	0	0	0	0	6
Rideau									
October 2009	4	0	0	0	0	0	0	0	4
October 2008	1	0	0	0	0	0	0	0	1
Osgoode									
October 2009	15	0	0	0	0	0	0	0	15
October 2008	13	0	0	0	0	0	0	0	13
Clarence-Rockland City									
October 2009	8	0	0	0	0	0	0	0	8
October 2008	10	0	0	0	0	0	0	0	10
Russell Township									
October 2009	14	1	0	0	0	0	0	4	19
October 2008	9	0	0	0	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario portion)									
October 2009	235	30	111	0	0	73	0	59	508
October 2008	256	14	167	0	1	5	0	122	565

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)****1999 - 2008**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt & Other	Single, Semi, and Row	Apt & Other	
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786
% Change	23.5	60.3	12.5	n/a	-100.0	-76.2	-33.3	n/a	30.1
1999	2,828	247	1,204	0	12	126	12	0	4,447

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**October 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	% Change
Ottawa City	256	270	44	20	214	264	171	301	685	855	-19.9
Ottawa, Vanier, Rockcliffe	5	17	12	14	30	9	131	273	178	313	-43.1
Nepean inside greenbelt	0	0	0	0	0	32	0	12	0	44	-100.0
Nepean outside greenbelt	84	76	2	2	68	80	12	16	166	174	-4.6
Gloucester inside greenbelt	4	0	2	0	0	4	0	0	6	4	50.0
Gloucester outside greenbelt	40	25	18	0	23	47	0	0	81	72	12.5
Kanata	34	41	10	0	71	49	0	0	115	90	27.8
Cumberland	30	49	0	2	9	25	28	0	67	76	-11.8
Goulbourn	30	14	0	2	9	18	0	0	39	34	14.7
West Carleton	10	21	0	0	0	0	0	0	10	21	-52.4
Rideau	6	4	0	0	0	0	0	0	6	4	50.0
Osgoode	13	23	0	0	4	0	0	0	17	23	-26.1
Clarence-Rockland City	34	13	0	0	8	0	0	0	42	13	99
Russell Township	9	16	0	0	0	0	4	0	13	16	-18.8
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>299</b>	<b>299</b>	<b>44</b>	<b>20</b>	<b>222</b>	<b>264</b>	<b>175</b>	<b>301</b>	<b>740</b>	<b>884</b>	<b>-16.3</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - October 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Ottawa City	1,743	2,227	204	160	1,374	1,915	762	1,443	4,083	5,745	-28.9
Ottawa, Vanier, Rockcliffe	85	87	62	74	121	104	535	773	803	1,038	-22.6
Nepean inside greenbelt	10	8	2	2	0	96	0	172	12	278	-95.7
Nepean outside greenbelt	557	381	6	6	404	458	97	98	1,064	943	12.8
Gloucester inside greenbelt	24	35	8	6	14	57	0	0	46	98	-53.1
Gloucester outside greenbelt	224	254	48	6	136	218	74	82	482	560	-13.9
Kanata	197	386	32	8	344	365	0	133	573	892	-35.8
Cumberland	277	406	18	6	266	310	52	145	613	867	-29.3
Goulbourn	148	384	24	52	68	136	4	36	244	608	-59.9
West Carleton	101	123	0	0	17	171	0	4	118	298	-60.4
Rideau	27	29	0	0	0	0	0	0	27	29	-6.9
Osgoode	93	134	4	0	4	0	0	0	101	134	-24.6
Clarence-Rockland City	122	118	8	0	22	17	0	34	152	169	-10.1
Russell Township	75	100	7	4	0	0	8	17	90	121	-25.6
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,940</b>	<b>2,445</b>	<b>219</b>	<b>164</b>	<b>1,396</b>	<b>1,932</b>	<b>770</b>	<b>1,494</b>	<b>4,325</b>	<b>6,035</b>	<b>-28.3</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
October 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Ottawa City	214	264	0	0	171	301	0	0
Ottawa, Vanier, Rockcliffe	30	9	0	0	131	273	0	0
Nepean inside greenbelt	0	32	0	0	0	12	0	0
Nepean outside greenbelt	68	80	0	0	12	16	0	0
Gloucester inside greenbelt	0	4	0	0	0	0	0	0
Gloucester outside greenbelt	23	47	0	0	0	0	0	0
Kanata	71	49	0	0	0	0	0	0
Cumberland	9	25	0	0	28	0	0	0
Goulbourn	9	18	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	4	0	0	0	0	0	0	0
Clarence-Rockland City	8	0	0	0	0	0	0	0
Russell Township	0	0	0	0	4	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>222</b>	<b>264</b>	<b>0</b>	<b>0</b>	<b>175</b>	<b>301</b>	<b>0</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - October 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	1,350	1,915	24	0	701	1,310	61	133
Ottawa, Vanier, Rockcliffe	113	104	8	0	474	773	61	0
Nepean inside greenbelt	0	96	0	0	0	172	0	0
Nepean outside greenbelt	404	458	0	0	97	98	0	0
Gloucester inside greenbelt	14	57	0	0	0	0	0	0
Gloucester outside greenbelt	136	218	0	0	74	82	0	0
Kanata	344	365	0	0	0	0	0	133
Cumberland	250	310	16	0	52	145	0	0
Goulbourn	68	136	0	0	4	36	0	0
West Carleton	17	171	0	0	0	4	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	4	0	0	0	0	0	0	0
Clarence-Rockland City	22	17	0	0	0	34	0	0
Russell Township	0	0	0	0	4	8	4	9
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,372</b>	<b>1,932</b>	<b>24</b>	<b>0</b>	<b>705</b>	<b>1,352</b>	<b>65</b>	<b>142</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**October 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Ottawa City	514	504	171	351	0	0	685	855
Ottawa, Vanier, Rockcliffe	47	40	131	273	0	0	178	313
Nepean inside greenbelt	0	0	0	44	0	0	0	44
Nepean outside greenbelt	154	158	12	16	0	0	166	174
Gloucester inside greenbelt	6	4	0	0	0	0	6	4
Gloucester outside greenbelt	81	54	0	18	0	0	81	72
Kanata	115	90	0	0	0	0	115	90
Cumberland	39	76	28	0	0	0	67	76
Goulbourn	39	34	0	0	0	0	39	34
West Carleton	10	21	0	0	0	0	10	21
Rideau	6	4	0	0	0	0	6	4
Osgoode	17	23	0	0	0	0	17	23
Clarence-Rockland City	42	13	0	0	0	0	42	13
Russell Township	13	16	0	0	0	0	13	16
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>569</b>	<b>533</b>	<b>171</b>	<b>351</b>	<b>0</b>	<b>0</b>	<b>740</b>	<b>884</b>

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - October 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	3,315	4,256	683	1,354	85	135	4,083	5,745
Ottawa, Vanier, Rockcliffe	260	271	474	765	69	2	803	1,038
Nepean inside greenbelt	12	74	0	204	0	0	12	278
Nepean outside greenbelt	967	839	97	104	0	0	1,064	943
Gloucester inside greenbelt	46	98	0	0	0	0	46	98
Gloucester outside greenbelt	422	460	60	100	0	0	482	560
Kanata	573	759	0	0	0	133	573	892
Cumberland	545	722	52	145	16	0	613	867
Goulbourn	244	572	0	36	0	0	244	608
West Carleton	118	298	0	0	0	0	118	298
Rideau	27	29	0	0	0	0	27	29
Osgoode	101	134	0	0	0	0	101	134
Clarence-Rockland City	150	135	0	34	2	0	152	169
Russell Township	86	104	0	8	4	9	90	121
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>3,551</b>	<b>4,495</b>	<b>683</b>	<b>1,396</b>	<b>91</b>	<b>144</b>	<b>4,325</b>	<b>6,035</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**October 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	% Change
Ottawa City	207	245	28	18	118	176	201	117	554	556	-0.4
Ottawa, Vanier, Rockcliffe	9	6	8	4	0	4	0	117	17	131	-87.0
Nepean inside greenbelt	0	1	0	0	0	13	0	0	0	14	-100.0
Nepean outside greenbelt	83	55	0	0	17	42	16	0	116	97	19.6
Gloucester inside greenbelt	2	5	0	4	4	17	0	0	6	26	-76.9
Gloucester outside greenbelt	32	36	16	0	31	14	40	0	119	50	138.0
Kanata	13	35	2	4	18	7	133	0	166	46	**
Cumberland	33	55	2	6	42	71	12	0	89	132	-32.6
Goulbourn	9	26	0	0	6	5	0	0	15	31	-51.6
West Carleton	9	4	0	0	0	3	0	0	9	7	28.6
Rideau	4	1	0	0	0	0	0	0	4	1	**
Osgoode	13	21	0	0	0	0	0	0	13	21	-38.1
Clarence-Rockland City	8	10	0	0	0	0	0	0	8	10	-20.0
Russell Township	13	8	2	0	0	0	4	0	19	8	137.5
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>228</b>	<b>263</b>	<b>30</b>	<b>18</b>	<b>118</b>	<b>176</b>	<b>205</b>	<b>117</b>	<b>581</b>	<b>574</b>	<b>1.2</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - October 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Ottawa City	2,098	2,133	183	194	1,503	1,508	1,019	956	4,803	4,791	0.3
Ottawa, Vanier, Rockcliffe	81	78	79	52	98	49	309	712	567	891	-36.4
Nepean inside greenbelt	10	10	2	6	43	83	297	8	352	107	**
Nepean outside greenbelt	627	431	6	8	254	301	64	84	951	824	15.4
Gloucester inside greenbelt	22	57	2	14	49	150	10	56	83	277	-70.0
Gloucester outside greenbelt	225	242	26	28	200	115	114	0	565	385	46.8
Kanata	288	290	16	30	362	253	133	0	799	573	39.4
Cumberland	318	369	4	26	299	404	44	24	665	823	-19.2
Goulbourn	263	413	42	30	104	123	48	72	457	638	-28.4
West Carleton	115	75	0	0	94	30	0	0	209	105	99.0
Rideau	27	30	0	0	0	0	0	0	27	30	-10.0
Osgoode	122	138	6	0	0	0	0	0	128	138	-7.2
Clarence-Rockland City	88	95	2	2	7	0	0	3	97	100	-3.0
Russell Township	89	78	9	0	0	0	13	14	111	92	20.7
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>2,275</b>	<b>2,306</b>	<b>194</b>	<b>196</b>	<b>1,510</b>	<b>1,508</b>	<b>1,032</b>	<b>973</b>	<b>5,011</b>	<b>4,983</b>	<b>0.5</b>

Source: CMHC (Starts and Completions Survey)



**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
October 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Ottawa City	118	176	0	0	68	0	133	117
Ottawa, Vanier, Rockcliffe	0	4	0	0	0	0	0	117
Nepean inside greenbelt	0	13	0	0	0	0	0	0
Nepean outside greenbelt	17	42	0	0	16	0	0	0
Gloucester inside greenbelt	4	17	0	0	0	0	0	0
Gloucester outside greenbelt	31	14	0	0	40	0	0	0
Kanata	18	7	0	0	0	0	133	0
Cumberland	42	71	0	0	12	0	0	0
Goulbourn	6	5	0	0	0	0	0	0
West Carleton	0	3	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	4	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>118</b>	<b>176</b>	<b>0</b>	<b>0</b>	<b>68</b>	<b>0</b>	<b>137</b>	<b>117</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - October 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	1,497	1,494	6	14	809	761	210	195
Ottawa, Vanier, Rockcliffe	92	49	6	0	301	565	8	147
Nepean inside greenbelt	43	83	0	0	228	8	69	0
Nepean outside greenbelt	254	301	0	0	64	84	0	0
Gloucester inside greenbelt	49	136	0	14	10	8	0	48
Gloucester outside greenbelt	200	115	0	0	114	0	0	0
Kanata	362	253	0	0	0	0	133	0
Cumberland	299	404	0	0	44	24	0	0
Goulbourn	104	123	0	0	48	72	0	0
West Carleton	94	30	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	7	0	0	0	0	0	0	3
Russell Township	0	0	0	0	0	14	13	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,504</b>	<b>1,494</b>	<b>6</b>	<b>14</b>	<b>809</b>	<b>775</b>	<b>223</b>	<b>198</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**October 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Ottawa City	353	439	68	0	133	117	554	556
Ottawa, Vanier, Rockcliffe	17	14	0	0	0	117	17	131
Nepean inside greenbelt	0	14	0	0	0	0	0	14
Nepean outside greenbelt	100	97	16	0	0	0	116	97
Gloucester inside greenbelt	6	26	0	0	0	0	6	26
Gloucester outside greenbelt	79	50	40	0	0	0	119	50
Kanata	33	46	0	0	133	0	166	46
Cumberland	77	132	12	0	0	0	89	132
Goulbourn	15	31	0	0	0	0	15	31
West Carleton	9	7	0	0	0	0	9	7
Rideau	4	1	0	0	0	0	4	1
Osgoode	13	21	0	0	0	0	13	21
Clarence-Rockland City	8	10	0	0	0	0	8	10
Russell Township	15	8	0	0	4	0	19	8
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>376</b>	<b>457</b>	<b>68</b>	<b>0</b>	<b>137</b>	<b>117</b>	<b>581</b>	<b>574</b>

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - October 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	3,774	3,738	811	834	218	219	4,803	4,791
Ottawa, Vanier, Rockcliffe	258	175	293	565	16	151	567	891
Nepean inside greenbelt	55	87	228	20	69	0	352	107
Nepean outside greenbelt	887	737	64	87	0	0	951	824
Gloucester inside greenbelt	73	207	10	8	0	62	83	277
Gloucester outside greenbelt	441	379	124	0	0	6	565	385
Kanata	666	571	0	2	133	0	799	573
Cumberland	621	743	44	80	0	0	665	823
Goulbourn	409	566	48	72	0	0	457	638
West Carleton	209	105	0	0	0	0	209	105
Rideau	27	30	0	0	0	0	27	30
Osgoode	128	138	0	0	0	0	128	138
Clarence-Rockland City	97	95	0	0	0	5	97	100
Russell Township	97	78	0	14	14	0	111	92
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>3,968</b>	<b>3,911</b>	<b>811</b>	<b>848</b>	<b>232</b>	<b>224</b>	<b>5,011</b>	<b>4,983</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**October 2009**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$250,000		\$250,000 - \$299,999		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
October 2009	1	0.6	5	2.8	90	51.1	52	29.5	28	15.9	176	388,990	418,824
October 2008	1	0.4	26	11.0	103	43.5	67	28.3	40	16.9	237	392,900	437,542
Year-to-date 2009	17	0.9	165	8.3	964	48.7	569	28.7	266	13.4	1,981	385,900	416,633
Year-to-date 2008	20	0.9	322	15.1	942	44.0	518	24.2	337	15.8	2,139	374,900	416,516
Ottawa, Vanier, Rockcliffe													
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
October 2008	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2009	0	0.0	0	0.0	2	3.2	8	12.7	53	84.1	63	763,000	816,783
Year-to-date 2008	1	1.3	1	1.3	2	2.6	12	15.6	61	79.2	77	686,500	763,299
Nepean inside greenbelt													
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2008	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
Year-to-date 2008	0	0.0	0	0.0	2	20.0	3	30.0	5	50.0	10	502,500	649,500
Nepean outside greenbelt													
October 2009	0	0.0	0	0.0	49	59.0	28	33.7	6	7.2	83	382,990	401,361
October 2008	0	0.0	6	11.1	22	40.7	21	38.9	5	9.3	54	399,990	448,996
Year-to-date 2009	0	0.0	72	11.6	337	54.1	185	29.7	29	4.7	623	374,990	385,425
Year-to-date 2008	0	0.0	38	8.7	207	47.4	142	32.5	50	11.4	437	386,900	418,675
Gloucester inside greenbelt													
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2008	0	0.0	0	0.0	0	0.0	5	100.0	0	0.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	4	25.0	8	50.0	4	25.0	16	450,000	482,781
Year-to-date 2008	0	0.0	1	1.7	38	65.5	15	25.9	4	6.9	58	371,550	418,286
Gloucester outside greenbelt													
October 2009	0	0.0	0	0.0	9	32.1	11	39.3	8	28.6	28	451,181	442,865
October 2008	0	0.0	2	5.3	18	47.4	6	15.8	12	31.6	38	397,400	480,724
Year-to-date 2009	0	0.0	5	2.4	107	51.0	71	33.8	27	12.9	210	396,950	419,797
Year-to-date 2008	1	0.4	7	2.8	115	46.7	90	36.6	33	13.4	246	399,450	423,570
Kanata													
October 2009	0	0.0	0	0.0	11	78.6	2	14.3	1	7.1	14	362,400	386,878
October 2008	0	0.0	1	2.9	18	51.4	13	37.1	3	8.6	35	387,400	424,223
Year-to-date 2009	0	0.0	9	3.2	151	53.2	89	31.3	35	12.3	284	385,400	409,656
Year-to-date 2008	0	0.0	33	11.3	125	42.7	97	33.1	38	13.0	293	387,400	412,410
Cumberland													
October 2009	0	0.0	5	16.7	17	56.7	7	23.3	1	3.3	30	368,650	364,193
October 2008	0	0.0	13	24.1	21	38.9	15	27.8	5	9.3	54	383,750	380,617
Year-to-date 2009	3	0.9	29	9.1	201	63.2	73	23.0	12	3.8	318	370,900	374,050
Year-to-date 2008	2	0.5	102	27.3	196	52.4	60	16.0	14	3.7	374	335,900	349,904
Goulbourn													
October 2009	0	0.0	0	0.0	3	33.3	4	44.4	2	22.2	9	--	--
October 2008	0	0.0	3	11.5	18	69.2	4	15.4	1	3.8	26	340,400	363,531
Year-to-date 2009	4	1.6	35	13.6	127	49.2	73	28.3	19	7.4	258	365,945	385,471
Year-to-date 2008	7	1.7	123	29.9	200	48.5	57	13.8	25	6.1	412	329,400	356,281

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**October 2009**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$250,000		\$250,000 - \$299,999		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
October 2009	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	--	--
October 2008	0	0.0	1	25.0	2	50.0	0	0.0	1	25.0	4	--	--
Year-to-date 2009	0	0.0	6	6.5	15	16.1	28	30.1	44	47.3	93	480,000	525,025
Year-to-date 2008	3	4.1	6	8.1	19	25.7	15	20.3	31	41.9	74	482,950	485,246
Rideau													
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	4	21.1	1	5.3	4	21.1	7	36.8	3	15.8	19	403,000	388,716
Year-to-date 2008	0	0.0	4	13.3	15	50.0	5	16.7	6	20.0	30	342,500	450,317
Osgoode													
October 2009	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
October 2008	1	7.7	0	0.0	3	23.1	2	15.4	7	53.8	13	525,000	498,454
Year-to-date 2009	6	6.6	8	8.8	15	16.5	26	28.6	36	39.6	91	445,000	478,119
Year-to-date 2008	6	4.7	7	5.5	23	18.0	22	17.2	70	54.7	128	525,000	518,232
Clarence-Rockland City													
October 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
October 2008	6	60.0	0	0.0	3	30.0	1	10.0	0	0.0	10	244,900	287,020
Year-to-date 2009	22	32.4	23	33.8	17	25.0	4	5.9	2	2.9	68	264,950	291,197
Year-to-date 2008	35	36.8	29	30.5	24	25.3	7	7.4	0	0.0	95	261,000	286,456
Russell Township													
October 2009	0	0.0	2	25.0	6	75.0	0	0.0	0	0.0	8	--	--
October 2008	1	11.1	1	11.1	7	77.8	0	0.0	0	0.0	9	--	--
Year-to-date 2009	11	15.3	22	30.6	33	45.8	6	8.3	0	0.0	72	311,000	314,931
Year-to-date 2008	6	7.4	24	29.6	43	53.1	7	8.6	1	1.2	81	317,900	325,914
Ottawa-Gatineau CMA (Ontario portion)													
October 2009	2	1.1	8	4.3	96	51.6	52	28.0	28	15.1	186	383,245	413,246
October 2008	8	3.1	27	10.5	113	44.1	68	26.6	40	15.6	256	387,945	427,641
Year-to-date 2009	50	2.4	210	9.9	1,014	47.8	579	27.3	268	12.6	2,121	382,900	409,159
Year-to-date 2008	61	2.6	375	16.2	1,009	43.6	532	23.0	338	14.6	2,315	369,400	408,009

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**October 2009**

Submarket	Oct 2009	Oct 2008	% Change	YTD 2009	YTD 2008	% Change
Ottawa City	418,824	437,542	-4.3	416,633	416,516	0.0
Ottawa, Vanier, Rockcliffe	--	--	n/a	816,783	763,299	7.0
Nepean inside greenbelt	--	--	n/a	--	649,500	n/a
Nepean outside greenbelt	401,361	448,996	-10.6	385,425	418,675	-7.9
Gloucester inside greenbelt	--	--	n/a	482,781	418,286	15.4
Gloucester outside greenbelt	442,865	480,724	-7.9	419,797	423,570	-0.9
Kanata	386,878	424,223	-8.8	409,656	412,410	-0.7
Cumberland	364,193	380,617	-4.3	374,050	349,904	6.9
Goulbourn	--	363,531	n/a	385,471	356,281	8.2
West Carleton	--	--	n/a	525,025	485,246	8.2
Rideau	--	--	n/a	388,716	450,317	-13.7
Osgoode	--	498,454	n/a	478,119	518,232	-7.7
Clarence-Rockland City	--	287,020	n/a	291,197	286,456	1.7
Russell Township	--	--	n/a	314,931	325,914	-3.4
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>413,246</b>	<b>427,641</b>	<b>-3.4</b>	<b>409,159</b>	<b>408,009</b>	<b>0.3</b>

Source: CMHC (Market Absorption Survey)



**Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)**  
**October 2009**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2008	January	664	-14.1	1,164	1,628	1,848	63.0	285,736	9.5	284,764
	February	1,001	-4.3	1,167	1,842	1,860	62.7	283,199	6.9	288,930
	March	1,099	-16.6	1,172	1,969	1,864	62.9	288,152	4.9	288,024
	April	1,580	0.7	1,196	2,776	1,959	61.1	295,909	6.7	286,988
	May	1,913	2.5	1,329	2,971	2,155	61.7	296,580	7.3	293,189
	June	1,710	2.6	1,255	2,482	2,058	61.0	298,336	6.8	292,329
	July	1,408	-4.0	1,217	2,136	2,017	60.3	295,134	9.4	290,746
	August	1,203	-9.6	1,195	1,948	2,044	58.5	282,792	5.6	291,137
	September	1,228	8.9	1,211	2,234	2,061	58.8	289,711	5.8	297,868
	October	974	-9.3	1,125	1,943	2,141	52.5	280,870	2.1	286,749
	November	654	-27.6	982	1,479	2,152	45.6	291,695	7.3	303,295
	December	474	-20.6	895	788	2,037	43.9	272,672	-1.5	280,636
2009	January	535	-19.4	994	1,682	1,951	50.9	290,930	1.8	292,155
	February	798	-20.3	1,025	1,752	1,855	55.3	273,991	-3.3	280,708
	March	1,170	6.5	1,143	2,420	2,010	56.9	287,911	-0.1	287,730
	April	1,608	1.8	1,273	2,570	1,980	64.3	298,593	0.9	291,668
	May	1,990	4.0	1,364	2,521	1,902	71.7	312,927	5.5	303,056
	June	1,912	11.8	1,314	2,246	1,818	72.3	307,793	3.2	300,009
	July	1,590	12.9	1,304	1,857	1,785	73.1	300,635	1.9	303,791
	August	1,227	2.0	1,231	1,743	1,781	69.1	315,176	11.5	315,301
	September	1,230	0.2	1,292	1,863	1,788	72.3	305,628	5.5	309,440
	October	1,223	25.6	1,425	1,616	1,776	80.2	320,561	14.1	322,103
	November									
	December									
	Q3 2008	3,839	-2.2		6,318			289,532	7.1	
	Q3 2009	4,047	5.4		5,463			306,561	5.9	
	YTD 2008	12,780	-3.5		21,929			291,081	6.6	
	YTD 2009	13,283	3.9		20,270			303,788	4.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA



**Table 6: Economic Indicators**  
**October 2009**

		Interest Rates			NHPI, Total, Ottawa- Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa- Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	164.2	110.4	496	4.4	72.7	933
	February	718	7.25	7.29	166.3	111.0	494	4.8	72.6	930
	March	712	7.15	7.19	166.3	111.3	494	4.7	72.5	924
	April	700	6.95	6.99	166.4	112.1	493	4.9	72.4	927
	May	679	6.15	6.65	167.2	113.4	492	5.0	72.3	933
	June	710	6.95	7.15	168.7	114.0	495	5.4	72.9	942
	July	710	6.95	7.15	168.7	115.0	499	5.2	73.2	943
	August	691	6.65	6.85	168.7	114.8	502	5.2	73.6	946
	September	691	6.65	6.85	169.2	115.0	504	4.8	73.4	950
	October	713	6.35	7.20	169.2	113.6	505	4.8	73.5	949
	November	713	6.35	7.20	169.2	113.3	507	4.7	73.6	945
	December	685	5.60	6.75	169.6	112.7	508	4.6	73.6	945
2009	January	627	5.00	5.79	169.6	112.3	504	4.5	73.0	952
	February	627	5.00	5.79	169.6	113.0	499	4.6	72.2	959
	March	613	4.50	5.55	169.6	113.6	492	4.9	71.4	965
	April	596	3.90	5.25	169.6	113.1	489	5.4	71.3	980
	May	596	3.90	5.25	169.6	114.0	484	6.1	71.0	995
	June	631	3.75	5.85	169.7	114.2	485	6.4	71.2	1,010
	July	631	3.75	5.85	169.7	113.8	488	6.0	71.2	1,011
	August	631	3.75	5.85	169.7	113.8	495	5.2	71.7	1,014
	September	610	3.70	5.49	171.4	113.9	498	4.8	71.7	1,013
	October	630	3.80	5.84		114.1	498	5.2	71.9	1,018
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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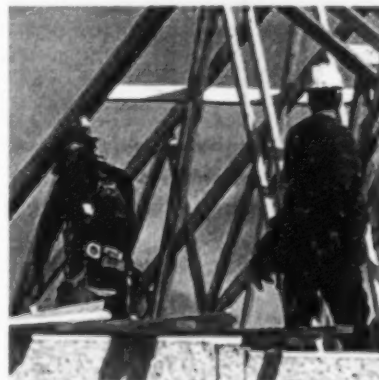
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